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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** June 7, 2006

**SITE PLAN:** **AFP-06-017**

**TITLE:** Chinese Bible Church of Montgomery County

**REQUEST:** **AMENDMENT TO FINAL PLAN APPROVAL**  
Reuse from office to religious facility

**ADDRESS:** 2-5 Metropolitan Grove Road

**ZONE:** I-3 (Industrial Office Park)

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:** (as applicable)

Applicant – Chinese Bible Church of Montgomery County  
Architect – Michael Asbacher  
Property Owner – Standard Properties, Inc.

**STAFF PERSON:** Jacqueline Marsh, Planner

**Enclosures:**

Staff Comments  
Exhibit 1: Application  
Exhibit 2: Site location map  
Exhibit 3: Church operation hours  
Exhibit 4: Revised parking tabulations for Buildings 3 & 4  
Exhibit 5: Site plan  
Exhibit 6: Preliminary floor plan

## STAFF COMMENTS

This is an Amendment to Final Plan request for the reuse of office space to a religious facility. The applicant, Michael Asbucher, on behalf of the Chinese Bible Church of Montgomery County, has submitted an application for the church to occupy space at 2-5 Metropolitan Court, an office building. The subject property is located in the Clopper Road R & D office park, accessed via Metropolitan Grove Road which is north of Clopper Road and south of the CSX Railroad tracks (Exhibit #2). The office park is in the I-3 (Industrial Office Park) Zone and was approved in 1988 as S-769.

The applicant will be using 3,300 square feet of its space for office that supports the church and have an Assembly Hall that can hold up to 200 seats for the church attendees. As indicated on Exhibit #3, the church will hold normal office hours on weekdays and experience the bulk of its traffic on Sundays for its religious services.

Section 24-219 of the City Code requires religious facilities provide one parking space per every four (4) seats. In addition to the amount of office space onsite, this would over-park the lot by seventeen (17) spaces. However, Section 24-218 states:

*"Parking spaces as required in this article shall be on the same lot with the main building or structure, or for buildings other than dwellings, located not more than three hundred (300) feet there from."*

Immediately adjacent to this property is the public parking lot shared by the MARC commuter rail station and the Motor Vehicle Administration. The lot is within 300 feet of the office building and in the unlikely event the office building parking lot would be full, church patrons could park there. (See Exhibit #4 for a more detailed parking account)

There will be no changes to the exterior elevations of the building. Tenant sign identification shall conform to the current sign ordinance.

Staff finds AFP-06-017 to be in conformance with Section 24-143, 170, and 172 of the City's Zoning Ordinance and recommends approval with the following condition:

1. Applicant is to add a parking chart to the site plan to be approved by staff

## AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP06-017
Date Filed	5/12/06
Total Fee	5000

In accordance with Section 24, Article V of the City Code

### 1. SUBJECT PROPERTY

Project Name CHINESE BIBLE CHURCH OF MONTGOMERY COUNTY  
 Street Address 2-5 METROPOLITAN COURT  
 Zone 1-3 Historic area designation ☐ Yes ☒ No  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision CLOPPER RD  
 Tax Identification Number (MUST BE FILLED IN) \_\_\_\_\_

### 2. APPLICANT

Name Chinese Bible Church of Montgomery County  
 Street Address 4414 MUNCASTER MILL ROAD Suite No. \_\_\_\_\_  
 City Rockville State MD Zip Code 20853  
 Daytime Telephone 301-924-4855

### 3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name MICHAEL ASPACHER  
 Architect's Maryland Registration Number 8476 Telephone 301-252-1887  
 Street Address 214 W. DIAMOND AVENUE Suite Number 360  
 City GAITHERSBURG State MD Zip Code 20878

Engineer's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
 Engineer's Maryland Registration Number \_\_\_\_\_ Suite Number \_\_\_\_\_  
 Street Address \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 City \_\_\_\_\_

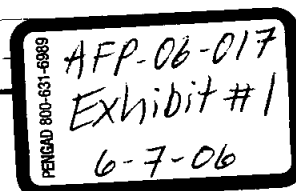
Developer's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

### 4. PROPERTY OWNER

Name DANIEL • DANIEL & DANIEL C/O STANDARD PROPERTIES INC  
 Street Address 5500 MacArthur BLVD. N.W Suite No. \_\_\_\_\_  
 City WASHINGTON DC State \_\_\_\_\_ Zip Code 20016  
 Daytime Telephone 1-202-244-5800

### 5. CITY PROJECT NUMBER

Original Site Plan Number \_\_\_\_\_ Date Approved \_\_\_\_\_  
 Name of previously approved Final Plan \_\_\_\_\_



# 6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

CHANGE OF USE FROM OFFICE SPACE TO A RELIGIOUS FACILITY WITH A 200 SEAT WORSHIP AREA AND 3,300 S.F. OF SUPPORT OFFICES. NO CHANGES TO EXTERIOR EXCEPT AS REQUIRED BY CODE FOR EXITING. - SHARED PARKING WAIVER REQUESTED

# 7. PROJECT DETAIL INFORMATION

## a. POPULATION CHANGES ( if any)

Changes in population estimated due to amendment.

Employee estimate: Total number 67 Total number per shift 233  
Resident estimate: Total number \_\_\_\_\_ Total number per dwelling unit \_\_\_\_\_

## b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site(square feet)		197,300	197,300
2. Site Area (acres)		4.5	4.5
3. Total Number of Dwelling Units/Lots		-	-
4. Height of Tallest Building		32'	32'
5. Green Area (square feet)		54,200	54,200
6. Number of Dwelling Units/Acre		-	-
7. Lot Coverage (Percent)		138,100	138,100
8. Green Area (Percent)		30%	30%
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft. <u>79,120</u>	<u>79,120</u>	<u>79,120</u>
13. Warehouse/Storage	Sq. Ft.		
14. Parking		255	277
15. Shared Parking/Waiver		255	318
16. Other			
17. Total			

## SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

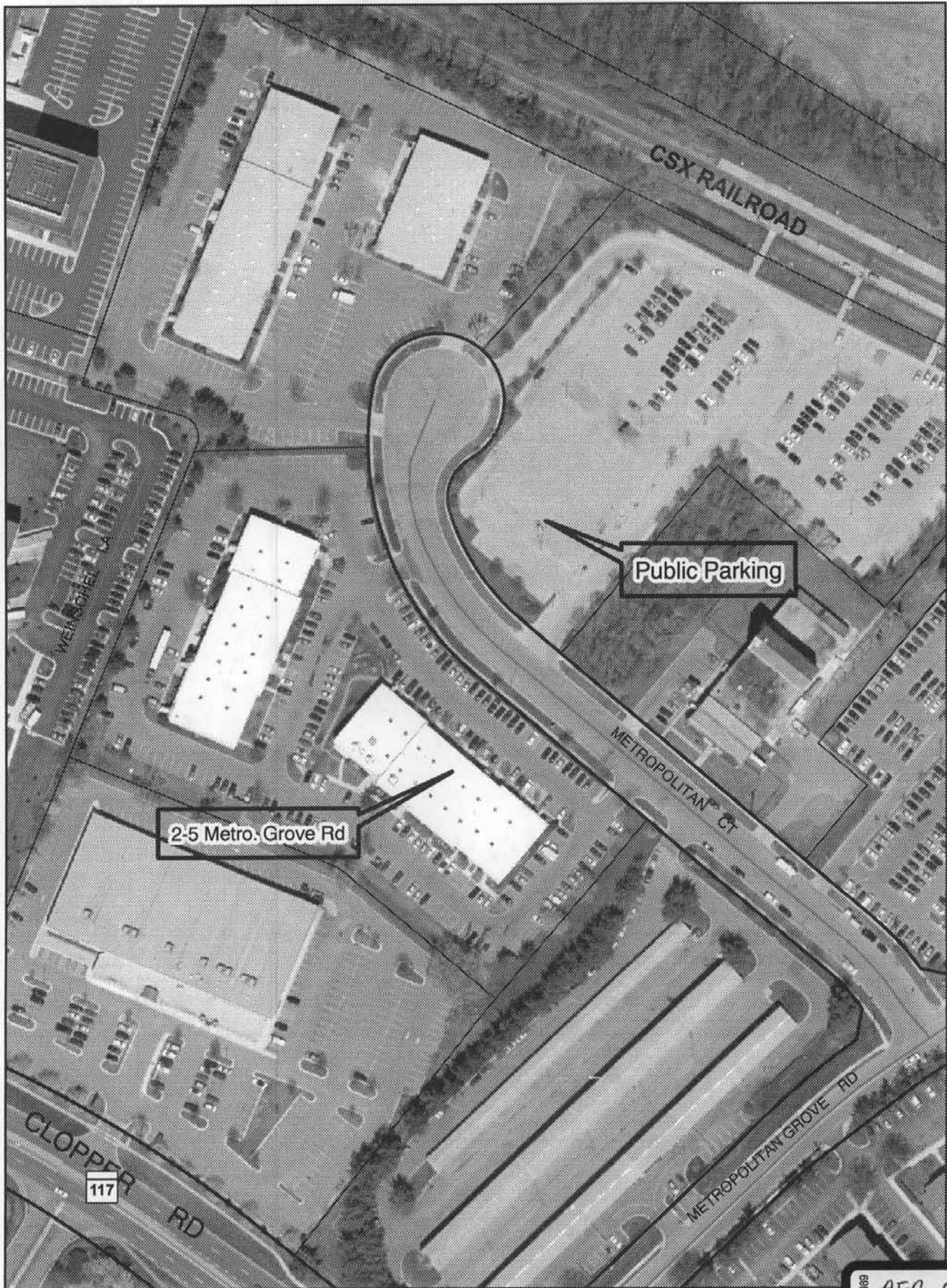
I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Michael Asbacher

Applicant's Signature [Signature]

Date 5/12/06

Daytime Telephone 301-252-1887



To Whom It May Concern:

The Chinese Bible Church of Montgomery County intended/normal operations hours:

Weekdays:

8:30AM-5:30PM, 1-3 people expected

Sunday:

9:00AM-3:00PM, 80 adults and 50 children are currently attending the worship service

Xiao Yuan

Pastor of Chinese Bible Church of Montgomery County

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Mailing address: 4414 Muncaster Mill Rd, Rockville, MD 20853

Meeting address: 1800 Greenplace Terrace, Rockville, MD 20850

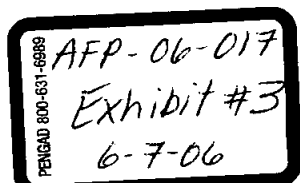
Telephone: (301) 924-4855 x114

Fax: (301) 924-4864

Web: <http://www.cbcmc.org>

Minister: Xiao Yuan

email : xiao\_yuan70@hotmail.com



**Chinese Bible Church of Montgomery County**  
**Revised Parking Tabulation for Clopper R&D Buildings 3 & 4**

**Base Building Parking Design:**

**Required Parking:**

76,580 s.f. (Inside of walls) / 300 s.f. (Office Max.) = 255

Provided:	Standard Spaces (10'x20')	253
	Handicapped (12'x20')	4
	Compact	<u>20</u>
		277

**Modified Parking Requirements: (Base Building)**

**Required Parking:**

73,280 s.f. (Inside of walls) / 300 s.f. (Office Max.)	244
1 space for each 4 seats (200 seat Religious Facility)	<u>50</u>
	294

Provided:	Standard Spaces (10'x20')	253
	Handicapped (12'x20')	4
	Compact	<u>20</u>
		277

**Parking waiver requested:** 17 spaces

**Modified Parking Requirements: (Tenant Area)**

**Required Parking:**

3,300 s.f. (Inside of walls) / 300 s.f. (Office Max.)	11
1 space for each 4 seats (200 seat Religious Facility)	<u>50</u>
	61

Provided:	Standard Spaces (10'x20')	24
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The proposed tenant space will be used for dual purposes during the weekends and weekday evenings.

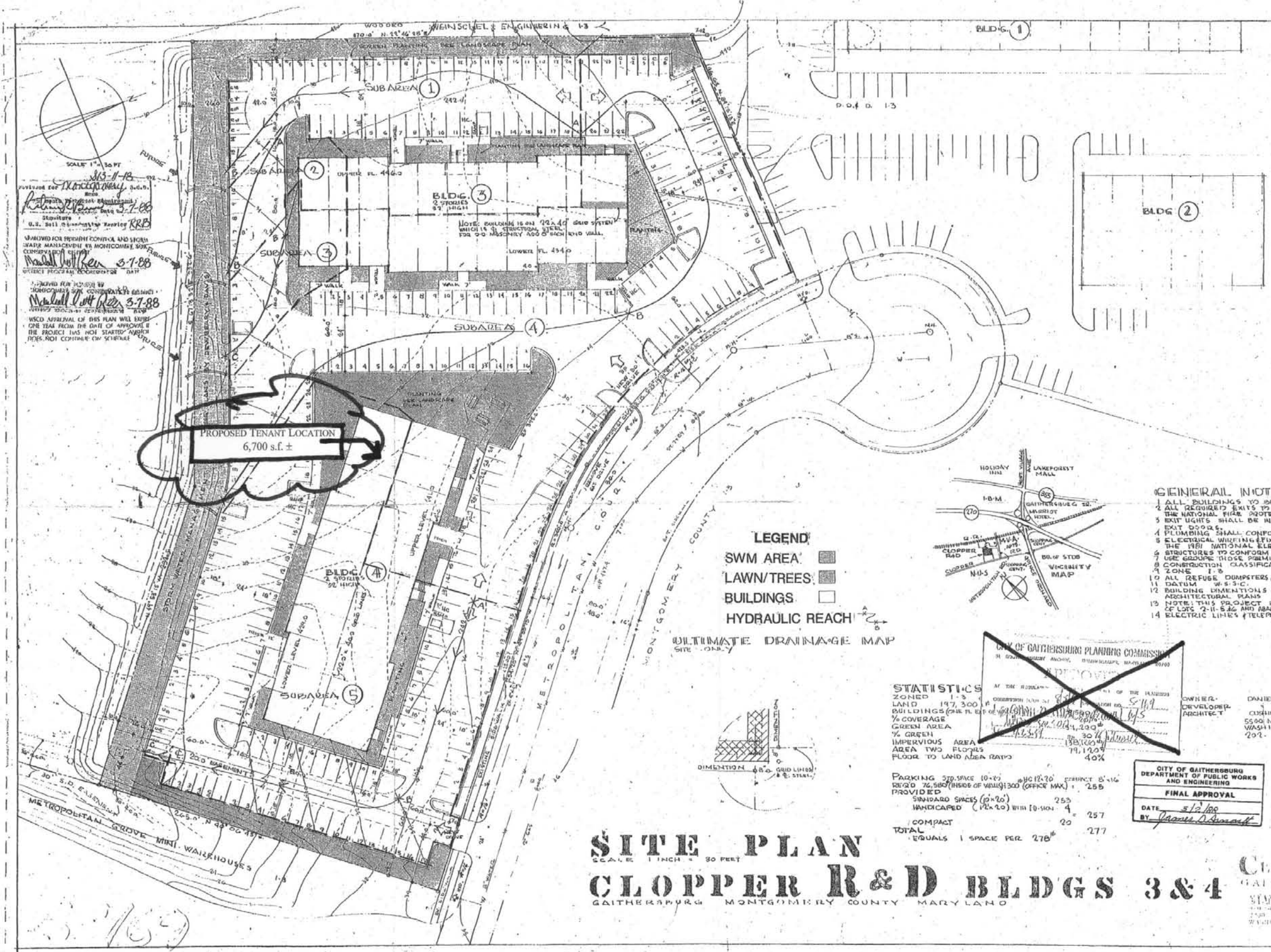
The church services in the sanctuary are held on Sundays when the office building is generally not in use by the other tenants.

The office portion of the facility will be used during the week in the daytime and evenings.

The tenant is requesting a shared parking waiver for 17 spaces for the base building.











## GENERAL NOTES

- 2 ALL BUILDINGS TO BE SPRINKLERED FIRE CODE "F"
- 3 ALL REQUIRED EXITS TO CONFORM TO THE B.O.C.A. "F"
- 4 THE NATIONAL ELECTRICAL CODE
- 5 EXIT LIGHTS SHALL BE INSTALLED OVER ALL REQUIRED
- 6 EXIT DOORS.
- 7 ALL WIRING SHALL CONFORM TO THE W.S.C. CODE.
- 8 ELECTRICAL WIRING/FIXTURES SHALL CONFORM TO
- 9 THE 1981 NATIONAL ELECTRICAL CODE.
- 10 STRUCTURES TO CONFORM TO THE B.O.C.A. CODE 1981
- 11 CONSTRUCTION CLASSIFICATION TYPE 2-C
- 12 ZONE 1-B
- 13 DUMPSTERS, BY LEASE, MUST BE KEPT INSIDE.
- 14 DUMPSTERS W.S.C.
- 15 BUILDING DIMENSIONS ARE TO GRID LINES SEE
- 16 ARCHITECTURAL PLANS
- 17 THE CITY OF CHICAGO REQUIRES THE REDUCTION
- 18 OF LOTS 2-11-5.66 AND ABANDONMENT OF A 40' EASEMENT.
- 19 ELECTRIC LINES TELEPHONE LINES IN 10' P.U.E.

### LEGEND

- SWM AREA:   
LAWN/TREES:   
BUILDINGS:   
HYDRAULIC REACH: 

ULTIMATE DRAINAGE MAP



CITY OF GAITHERSBURG PLANNING COMMISSION  
 14 GAITHERSBURG AVENUE, GAITHERSBURG, MARYLAND 20878  
 APPROVED  
 AT THE REGULAR MEETING OF THE BOARD OF THE PLANNING COMMISSION HELD ON 5/11/94  
 OF THE CITY OF GAITHERSBURG, MARYLAND  
 APPROVED BY THE BOARD OF THE PLANNING COMMISSION  
 30th DAY OF MAY 1994  
 19, 1209

OWNER  
DEVELOPER  
ARCHITECT

DANIEL DANIEL DANIEL  
CUSHING DANIEL AFA DPLG  
5500 MACARTHUR BLVD.  
WASHINGTON D.C. 20016  
202-244-5800

## STATISTICS

ZONED 1-3  
 LAND 147,300  
 BUILDING (ONE FLEET OF 1000) 1000  
 % COVERAGE 84.2  
 GREEN AREA 42,387  
 % GREEN 30.4  
 IMPERVIOUS AREA 135,000  
 AREA TWO FLOORS 19,120  
 FLOOR TO LAND AREA RATIO 40%

PARKING 370 SPACE  $(10 \times 20)$  480  $(12 \times 20)$  250  $(8 \times 16)$   
 REQ'D 76,500 (INSIDE OF VAULT) 300 (OFFICE MAX) = 255  
 PROVIDED  
 STANDARD SPACES  $(10 \times 20)$  253  
 HANDICAPPED  $(12 \times 20)$  WITH 10-FOOT-4  
 COMPACT 20 = 257  
 TOTAL 277  
 EQUALS 1 SPACE PER 278<sup>th</sup>

CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS  
AND ENGINEERING  
FINAL APPROVAL  
DATE 5/2/88  
BY James J. Smith

**S I T E   P L A N**  
SCALE 1 INCH = 30 FEET

**C L O P P E R   R & D   B L D G S   3 & 4**  
GAITHERSBURG   MONTGOMERY COUNTY   MARYLAND

TOTAL  
EQUALS 1 SPACE PER 278<sup>6</sup> 277

**CLOPPER R & D**  
GALLIERSBURG, MD  
STANDARD PROPERTIES INC  
1500 N. CENTRAL AVE. SUITE 200  
WASHINGTON, D.C. 20004

118-31 APR 89 MARCH 1986

APP-26.  
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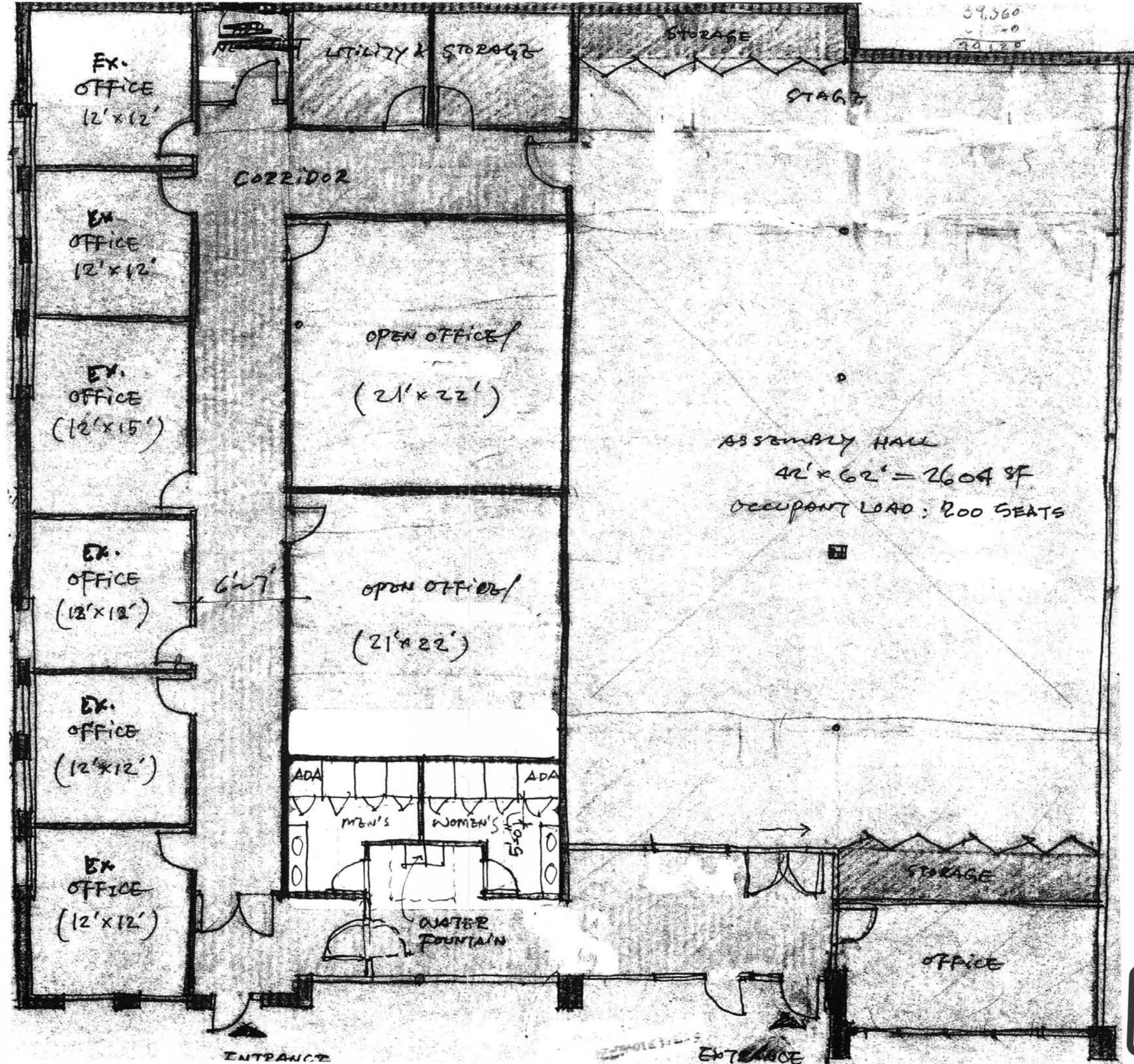
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GAITHERSBURG  
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AFP-06-017  
Exhibit #5  
6-7-06



CHINESE BIBLE CHURCH  
MONTGOMERY COUNTY

PRELIMINARY FLOOR PLAN



AFP-06-017  
Exhibit #6  
6-7-06